

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 081138-TX

Date: January 24, 2020

County where Real Property is Located: Comanche

ORIGINAL MORTGAGOR: BRANDON T. COGBURN AND SANDRA L. COGBURN, HUSBAND
AND WIFE COMMUNITY PROPERTY

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.,
SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE
CORPORATION, A NEW MEXICO CORPORATION, ITS SUCCESSORS
AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN TRUST D

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 1/19/2007, RECORDING INFORMATION: Recorded on 3/13/2007, as Instrument No.
654 in Book 317 Page 198 and later modified by a loan modification agreement recorded as Instrument 2333 BK 970
PG 242 on 11/04/2013

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): TRACT I:

**ALL THAT CERTAIN 3.00 ACRE TRACT OUT OF THE EPHRIAM RODDY SURVEY, ABSTRACT NO.
804 IN COMANCHE COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED
EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/3/2020, the foreclosure sale will be conducted in
Comanche County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees
who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness
superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D who is the Mortgagee of the Note
and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage
Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST
D
c/o Carrington Mortgage Services, LLC

Page 1 of 2

AP NOS/SOT 08212019



4717199

FILED
AT 2:00 O'CLOCK PM

JAN 30 2020

[Signature]
Clerk, County Court Comanche Co., Texas

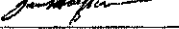
Matter No.: 081138-TX

1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, PAUL A. HOEPKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024


Linda Reppert
Substitute Trustee

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

Tract I:

All that certain 3.00 acre tract out of the Ephriam Roddy Survey, Abstract No. 804 in Comanche County, Texas, and being part of that certain 71 acre tract described in deed from John A. Raymond Johnson, Jr. to Deanna Jean Johnson dated December 14, 1995, and recorded in Volume 737, Page 140 of the Deed Records of Comanche County, Texas, and described as follows:

BEGINNING at an iron rod set at the NE corner of the Deanna Jean Johnson 71 acre tract and in the South line of a 110.525 acre tract described in Deed from Edwin L. Autery, et ux to Nathan L. Motes, November 5, 2004, and recorded in Volume 851, Page 146 of the Deed Records of Comanche County, Texas, from which the SE corner of said 110.525 acre tract bears N 68 deg. 22' 08" E 6.08';

THENCE S 17 deg. 38' 05" W along the East line of said 71 acre tract, at 25.72' pass an iron rod set at the SW corner of a lane, continuing along a fence line in all 212.72' to an iron rod set for the SE corner of this tract;

THENCE N 72 deg. 30' 59" W at 62.0' pass an iron rod set at the SW corner of an easement to be retained, continuing in all 614.33' to an iron rod set for the SW corner of this tract;

THENCE N 17 deg. 38' 05" E, 212.72' to an iron rod set in the North line of said 71 acre tract and in the South line of the Motes 110.525 acre tract, for the NW corner of this tract, from which the SW corner of said 110.525 acre tract bears N 72 deg. 30' 59" W, 871.83', from which an iron spike found in an Elm Tree bears S 18 deg. 20' W, 11.7';

THENCE S 72 deg. 30' 59" E, at 552.33' pass the NW corner of an easement tract, continuing in all 614.33' to the place of beginning and containing 3.00 acres of land with the East 62.0' of this tract being retained as an easement by Deanna Jean Johnson.

Tract II - Easement Tract:

All that certain 1.34 acre tract out of the Ephriam Roddy Survey, Abstract No. 804 in Comanche County, Texas, consisting of an existing lane from the 71 acre tract described in deed from John A. Raymond Johnson, Jr. to Deanna Jean Johnson, dated December 14, 1995, and recorded in Volume 737, Page 140 of the Deed Records of Comanche County, Texas, being along the South side of a 45.787 acre tract described in deed from Edwin L. Autery, et ux to Nathan L. Motes, dated November 5, 2004, and recorded in Volume 851, Page 146 of the Deed Records of Comanche County, Texas, and North side of the John A. Johnson, Jr. land to the West line of Comanche County Road No. 347 and described as follows:

BEGINNING at an iron rod set at the NE corner of the Deanna Jean Johnson 71 acre tract in the South line of a 110.525 acre tract described in Deed from Edwin L. Autery, et ux to Nathan L. Motes, November 5, 2004, and recorded in Volume 851, Page 146 of the Deed Records of Comanche County, Texas, for the NW corner of this tract;

THENCE N 68 deg. 22' 08" E, 6.08' to the SE corner of the Motes 110.525 acre tract and the SW corner of the Motes 45.787 acre tract, for a corner of this tract;

THENCE S 70 deg. 37' 32" E along the South line of said 45.787 acre tract, at 2.8' pass an iron rod set at a fence corner, continuing along a fence line in all 1658.66' to an iron rod found at the SE corner said 45.787 acre tract, being in the West line of Comanche County Road No. 347, for the NE corner of this tract;

THENCE S 18 deg. 39' 21" W along the West line of said Road, 40.49' to an iron rod set for the SE corner of this tract;

THENCE N 70 deg. 15' 13" W along remains of an old fence along the South side of said land, 1663.01' to an iron rod set in the East line of said 71 acre tract, for the SW corner of this tract;

THENCE N 17 deg. 38' 05" E along the East line of said 71 acre tract, 25.72' to the place of beginning and containing 1.34 acres of land.



Exhibit A

Tract III

EASEMENT TO BE RETAINED

LAND DESCRIPTION

ALL THAT CERTAIN 0.30 ACRE TRACT OUT OF THE EPHRAIM RODDY SURVEY, ABSTRACT NO. 804 IN COMANCHE COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 71 ACRE TRACT DESCRIBED IN DEED FROM JOHN A. RAYMOND JOHNSON, JR. TO DEANNA JEAN JOHNSON, DATED DECEMBER 14, 1995 AND RECORDED IN VOLUME 737, PAGE 140 OF THE DEED RECORDS OF COMANCHE COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE NE CORNER OF THE DEANNA JEAN JOHNSON 71 ACRE TRACT AND IN THE SOUTH LINE OF A 110.525 ACRE TRACT DESCRIBED IN DEED FROM EDWIN L. AUTERY ET UX TO NATHAN L. MOTES, NOVEMBER 5, 2004 AND RECORDED IN VOLUME 851, PAGE 146 OF THE DEED RECORDS OF COMANCHE COUNTY, TEXAS, FROM WHICH THE SE CORNER OF SAID 110.525 ACRE TRACT BEARS N 68 DEG. 22' 08" E. 6.08';

THENCE S 17 DEG. 38' 05" W ALONG THE EAST LINE OF SAID 71 ACRE TRACT, AT 25.72' PASS AN IRON ROD SET AT THE SW CORNER OF A LANE, CONTINUING ALONG A FENCE LINE IN ALL 212.72' TO AN IRON ROD SET FOR THE SE CORNER OF THIS TRACT;

THENCE N 72 DEG. 30' 59" W, 62.0' TO AN IRON ROD SET FOR THE SW CORNER OF THIS TRACT;

THENCE N 17 DEG. 38' 05" E. 212.72' TO AN IRON ROD SET IN THE NORTH LINE OF SAID 71 ACRE TRACT AND IN THE SOUTH LINE OF THE MOTES 110.525 ACRE TRACT, FOR THE NW CORNER OF THIS TRACT, FROM WHICH THE SW CORNER OF SAID 110.525 ACRE TRACT BEARS N 72 DEG. 30' 59" W, 1424.16', FROM WHICH AN IRON SPIKE FOUND IN AN ELM TREE BEARS S 18 DEG. 20' W, 11.7';

THENCE S 72 DEG. 30' 59" E. 62.00' TO THE PLACE OF BEGINNING AND CONTAINING 0.30 ACRES OF LAND.

I, WAYNE GRAHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THESE FIELD NOTES AND ACCOMPANYING PLAT ARE TRUE AND CORRECT AND REPRESENTS A SURVEY MADE ON THE GROUND.

Wayne Graham

REGISTRATION NO. 1529
DATED THIS THE 04TH DAY OF AUGUST, 2006.

WAYNE GRAHAM
1100 EAST WASHINGTON STREET
STEPHENVILLE, TEXAS 76401
254-965-5489



A4017